## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

11/25 Kooyong Road, Armadale Vic 3143

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$683,750	Pro	operty Type	Unit			Suburb	Armadale
Period - From	01/01/2023	to	31/12/2023	5	So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	9/142 Alma Rd ST KILDA EAST 3183	\$660,000	06/02/2024
2	20/5 Gooch St PRAHRAN 3181	\$632,500	10/02/2024
3	11/11 Lewisham Rd PRAHRAN 3181	\$611,000	24/01/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

18/03/2024 11:13



11/25 Kooyong Road, Armadale Vic 3143







Property Type: Apartment Agent Comments

James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

**Indicative Selling Price** \$600,000 - \$660,000 **Median Unit Price** Year ending December 2023: \$683,750

# **Comparable Properties**



9/142 Alma Rd ST KILDA EAST 3183 (REI)



Price: \$660,000 Method: Private Sale Date: 06/02/2024 Property Type: Apartment

Agent Comments

Agent Comments



20/5 Gooch St PRAHRAN 3181 (REI)

2 1



Price: \$632,500 Method: Auction Sale Date: 10/02/2024 Property Type: Apartment

11/11 Lewisham Rd PRAHRAN 3181 (REI)



Agent Comments



Price: \$611.000 Method: Sold Before Auction Date: 24/01/2024 Property Type: Apartment

#### Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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